

**BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL**

MEETING MINUTES

Date: March 11, 2010

Meeting No: 109

Project: New Waverly Pk-8 School

Phase: Schematic

Location: North Baltimore

PRESENTATION:

Larry Flynn, Director, Facilities Design and Construction Department for Baltimore City Public Schools (BCPS) introduced the project and provided background information explaining the proposed new school that will replace the existing two schools, Waverly Elementary and Waverly Middle School. Key elements of the proposal included:

- A master plan showing how the site would be developed indicating the different proposed phases;
- The layout of the proposed new school, its suggested massing, material and the location of key components and entries;
- Final phase demolition of the existing elementary school to make room for the new playfields;
- Potential community use of the existing middle school building upon completion/consolidation;
- Leed Silver sustainable design aspects.

COMMENTS OF THE PANEL:

The Panel complimented the design team on its excellent and thoughtful presentation and offered the following additional comments:

- A. ***Study Grades to minimize possible grade conflicts*** – A suggestion that it may be possible to avoid some of the awkward grade changes at the entrances and locate the playing fields at a level closer to the street at Ellerslie Avenue by having the building and the fields step down the site more aggressively.
- B. ***Look for opportunities to involve students in building process as “teachable moments”***– This may be particularly useful since the construction will be going on while the school is still in operation;
- C. ***Concern that there is no exterior play space in the first and interim phases*** – (this discussion point occurred after the formal discussion) Although the building sequence strategy is a very good one, the early phases of the project result in no outdoor recreational space. It was suggested that the nearby open spaces/playground of the Stadium Place project might be able to be used temporarily by the students for recreational purposes.
- D. ***War Monument location/Entrance Hierarchy*** – Although all panelists applauded the reuse of the mural and War Memorial there was mixed reaction to

its location. The proposed location was embraced as one option to help activate a long façade. A second option would use the location of the monument to strengthen and prioritize the main entrance. In fact, the need to announce (or clarify) more strongly the “Main “entrance” or public entrance was voiced. Perhaps the use of flag poles or other vertical monumental elements might do this more effectively. One comment suggested that the entrance opposite Westerwald Avenue might have a location and visibility advantage if a hierarchy is sought in the expression of such a “Main” entrance.

PANEL ACTION:

Schematic approval with comments.

(Planning Department Site Plan Committee should review the project before returning to UDARP).

Attending:

Larry Flynn, Tony Marshall – Facility Design and Construction Department, BCPS
Jayson Thoemke – Colimore Thoemke Architects
Jay Brodie, Paul Dombrowski – BDC

Ms. Eig, Messrs. Bowden, Britt, Cameron, Ramberg – Panel
Tom Stosur, Gary Cole, Laurie Feinberg, Sara Paranilam, Wolde Ararsa, Anthony Cataldo, Bob Quilter- Planning